

1209, 604 8 Street SW  
Airdrie, Alberta

MLS # A2166601



## \$250,000

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 544
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** Front Door FOB

This spacious 2nd floor unit offers a blend of comfort and convenience, featuring brand new baseboards throughout and updated kitchen appliances. Enjoy the added convenience of an in-suite washer and dryer. The large primary bedroom includes a cheater door to the 4-piece bathroom for easy access, plus there's an additional bedroom for guests or a home office. The inviting living area, complete with a cozy gas fireplace, opens up to a west-facing covered balcony—perfect for relaxing and taking in the sunset. Condo fees include heat, electricity, water, and sewer, ensuring hassle-free living. An outdoor assigned parking space is also included. Conveniently located close to local shops, restaurants, grocery stores, and all levels of schooling, this unit offers the ideal lifestyle for both comfort and accessibility. Don't miss out—schedule your viewing today!